

8th DAY REALTY GROUP

**2329 WIN ROAD**

**GARNER, NORTH CAROLINA 27529**

**\$795,000**

MLS# 10195170 · Active

**4**  
BEDROOMS

**3.5**  
BATHS

**2,143+1,046**  
SQ FT (MAIN + BSMT)

**1977**  
YEAR BUILT

**5.13**  
ACRES

**Five Acres. A Finished Walkout Basement. Nothing Left to Do but Move In.**

Presented By

**RICARDO COBOS**

Broker in Charge · 8th Day Realty Group  
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***Your home. Our mission.***



## PROPERTY AT A GLANCE

|                                  |                                                                                                                                                        |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MLS Number</b>                | 10195170                                                                                                                                               |
| <b>List Price</b>                | \$795,000                                                                                                                                              |
| <b>Status</b>                    | Active                                                                                                                                                 |
| <b>Address</b>                   | 2329 Win Road, Garner, NC 27529                                                                                                                        |
| <b>Parcel / PIN</b>              | 1629645365 (Wake County)                                                                                                                               |
| <b>Lot</b>                       | 5.13 acres                                                                                                                                             |
| <b>Zoning</b>                    | R2 · Garner's ETJ — county taxes only, no city taxes, no HOA, no restrictive covenants                                                                 |
| <b>Year Built</b>                | 1977                                                                                                                                                   |
| <b>Style</b>                     | Ranch · One story with finished walkout basement                                                                                                       |
| <b>Above-Grade Living Area</b>   | 2,143 sq ft (MLS)                                                                                                                                      |
| <b>Finished Walkout Basement</b> | 1,046 sq ft (listed separately from above-grade area)                                                                                                  |
| <b>Bedrooms</b>                  | 4 — capped by the septic permit; the basement room is a bonus room, not a 5th bedroom                                                                  |
| <b>Baths</b>                     | 3.5 total (3 full, 1 half) — 2.5 on the main level, 1 full in the basement                                                                             |
| <b>Total Rooms</b>               | 9                                                                                                                                                      |
| <b>Garage / Parking</b>          | Attached 2-car garage · large, wired detached 1-car garage · carport                                                                                   |
| <b>ADU Potential</b>             | Detached ADU up to 800 sq ft permitted by the Town of Garner — a zoning allowance only; no structure is currently built (see Zoning, Taxes & ADU page) |
| <b>Foundation</b>                | Walkout basement                                                                                                                                       |
| <b>Roof</b>                      | Metal                                                                                                                                                  |
| <b>Construction</b>              | Cedar                                                                                                                                                  |
| <b>Cooling / Heating</b>         | Heat Pump x 2 — basement has its own HVAC zone                                                                                                         |
| <b>Water Heater</b>              | Electric                                                                                                                                               |
| <b>Water / Sewer</b>             | Public water · Private septic, permitted for 4 bedrooms, pumped September 2026                                                                         |
| <b>Internet</b>                  | Spectrum                                                                                                                                               |
| <b>Flood Zone</b>                | FEMA Zone X                                                                                                                                            |
| <b>Fencing</b>                   | Fenced on much of the property                                                                                                                         |
| <b>HOA</b>                       | None                                                                                                                                                   |
| <b>Tax Jurisdiction</b>          | County only — no city taxes                                                                                                                            |
| <b>Annual Taxes</b>              | \$3,644                                                                                                                                                |
| <b>Financing</b>                 | CONVENTIONAL/FHA/VA/USDA                                                                                                                               |
| <b>Possession</b>                | CLOSE OF ESCROW                                                                                                                                        |
| <b>Showings</b>                  | By appointment — [919-822-9800]                                                                                                                        |
| <b>Open House</b>                | Sunday, October 4 · 2–4pm                                                                                                                              |

*Bracketed items are placeholders — confirm against the final MLS entry before this book is printed.*

## FEATURES & HIGHLIGHTS

Entered through stone pillars on a quiet local road, this updated 1977 ranch has a private, mountain-retreat feel on 5.13 acres — all while staying convenient to downtown Raleigh and White Oak Shopping Center.

- Vaulted beamed ceilings and a brick fireplace with built-ins
- Hardwood floors and French doors throughout the main level
- Open kitchen: granite counters, stainless appliances, peninsula island
- Screened porch with skylights, opening to a brick patio and fire pit
- Finished walkout basement: living area, bar, bonus room, full bath with jetted tub and dual sinks, large walk-in closet, and its own HVAC zone
- Walk-in attic and a metal roof
- Attached 2-car garage plus a large, wired detached 1-car garage, and a carport
- Fenced on much of the property
- Zoned R2 in Garner's ETJ — county taxes only, no city taxes, no HOA, no restrictive covenants
- Town of Garner confirms a detached ADU up to 800 sq ft is permitted

**Prepared before listing:** professionally staged and cleaned, HVAC serviced, septic tank pumped September 2026, and landscaping refreshed.

***Five Private Acres. A Finished Walkout Basement. Nothing Left to Do but Move In.***



## KITCHEN & LIVING



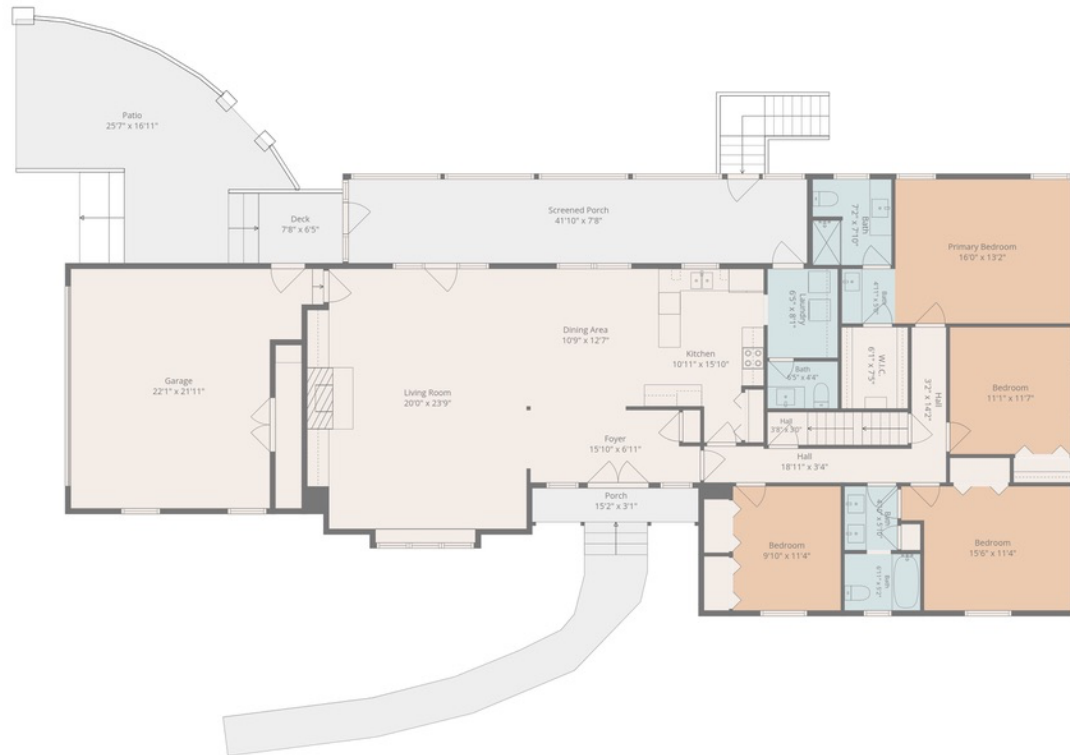
|                            |                                                            |
|----------------------------|------------------------------------------------------------|
| <b>Kitchen</b>             | Granite counters · stainless appliances · peninsula island |
| <b>Living / Great Room</b> | Vaulted beamed ceilings · brick fireplace with built-ins   |
| <b>Flooring</b>            | Hardwood throughout the main level                         |
| <b>Doors</b>               | French doors opening toward the screened porch and patio   |



## MAIN LEVEL & WALKOUT BASEMENT

### Main level (2,143 sq ft)

|                 |                                                                 |
|-----------------|-----------------------------------------------------------------|
| <b>Bedrooms</b> | 4                                                               |
| <b>Baths</b>    | 2.5                                                             |
| <b>Porch</b>    | Screened, with skylights, opening to a brick patio and fire pit |



**Total GLA: 2143 sq. ft | Total: 6139 sq. ft**  
 Basement: 1046 sq. ft (Excluded areas 194 sq. ft)  
 1st floor: 2143 sq. ft (Excluded areas 1287 sq. ft)  
 2nd floor: 0 sq. ft (Excluded areas 1115 sq. ft)  
 3rd floor: 0 sq. ft (Excluded areas 354 sq. ft)

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

### Finished walkout basement — 1,046 sq ft (listed separately)

|                    |                                                                         |
|--------------------|-------------------------------------------------------------------------|
| <b>Living area</b> | Open living space with its own HVAC zone                                |
| <b>Bar</b>         | Included                                                                |
| <b>Bonus room</b>  | Not counted as a bedroom — the septic is permitted for 4 bedrooms total |
| <b>Full bath</b>   | Jetted tub and dual sinks                                               |
| <b>Closet</b>      | Large walk-in closet                                                    |

## OUTDOOR LIVING



|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| <b>Lot</b>        | 5.13 acres · entered through stone pillars on a quiet local road |
| <b>Patio</b>      | Brick patio with a fire pit, off the screened porch              |
| <b>Garages</b>    | Attached 2-car garage · large, wired detached 1-car garage       |
| <b>Carport</b>    | Included                                                         |
| <b>Attic</b>      | Walk-in attic                                                    |
| <b>Roof</b>       | Metal                                                            |
| <b>Fencing</b>    | Fenced on much of the property                                   |
| <b>Flood Zone</b> | FEMA Zone X                                                      |

## ZONING, TAXES & ADU

**The short version:** zoned R2 in Garner's ETJ, county taxes only (no city taxes), no HOA and no restrictive covenants — and the Town of Garner confirms a detached ADU up to 800 sq ft is permitted.

### What the Town of Garner confirmed

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- A single detached ADU is allowed on the lot, up to 800 sq ft — this is a zoning allowance only; no ADU is currently built
- Combined allowable accessory-structure space (one ADU plus one non-dwelling structure, or two non-dwelling structures) cannot exceed 50% of the principal dwelling's heated area
- Maximum height for an accessory structure other than a garage is 20 ft; a detached garage may match the principal dwelling's height but not exceed it
- Minimum setbacks for detached accessory structures: 5 ft from the rear property line, 10 ft from the side — allowed only in the rear yard
- Agriculture and silviculture are permitted by right in R2

### A note on livestock

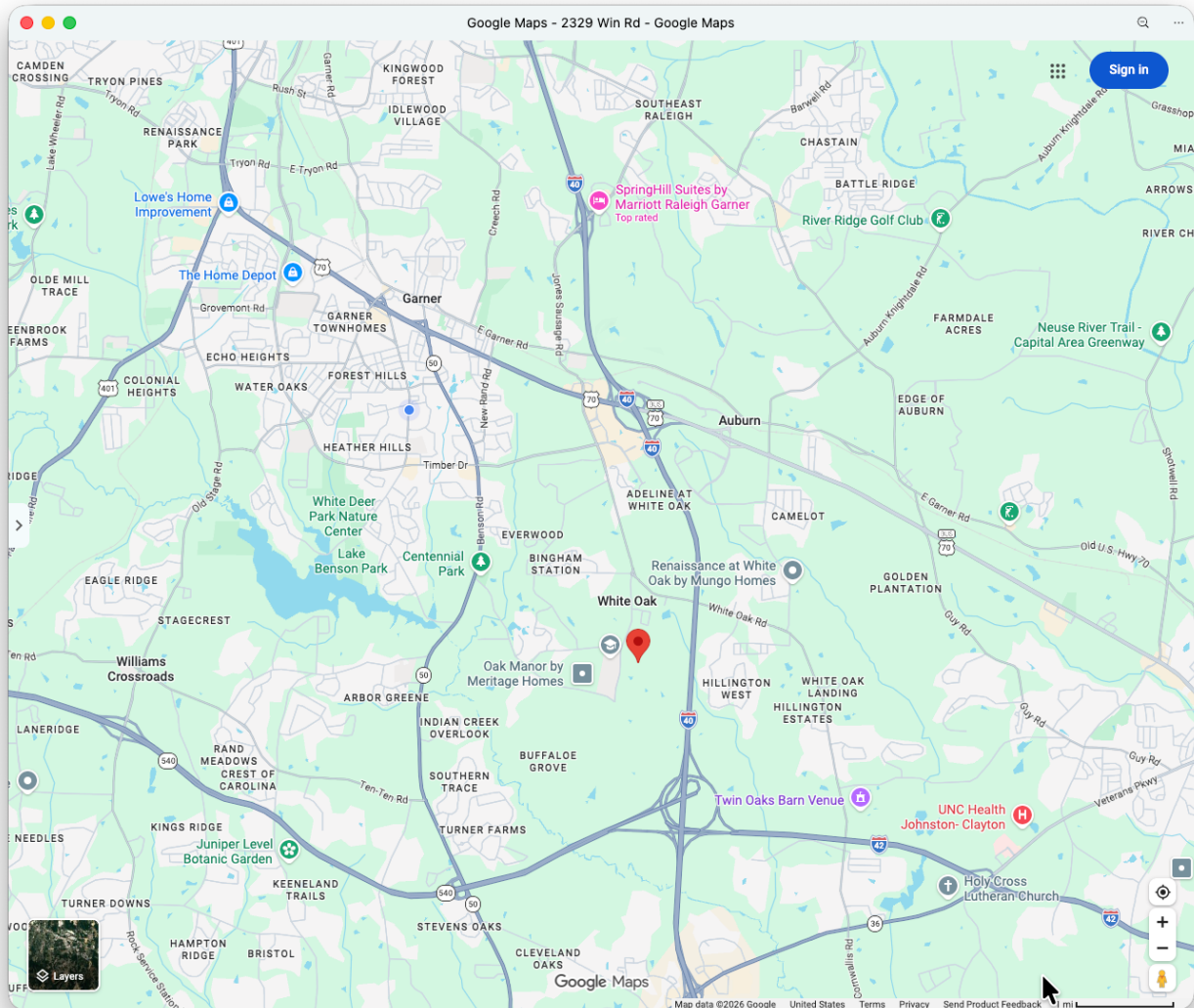
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The Town's 300-ft distance-use standard would prevent keeping livestock on this lot unless it qualifies as a North Carolina "bona fide farm" — a status that has not been confirmed. If the lot does qualify, the municipal cap is 3 horses. Buyers interested in livestock should confirm bona fide farm status independently before relying on this.

**Source:** this information comes from an informal email reply from Town of Garner Planning (Randall Hogg, rhogg@garnernc.gov, October 1, 2026) — it is not yet the Town's formal Zoning Verification Letter. Buyers and their agents should obtain that formal letter, and independently verify zoning, setbacks, and ADU eligibility, before relying on these figures.

## COMMUNITY & LOCATION

2329 Win Road is convenient to downtown Raleigh and White Oak Shopping Center, while keeping the private, mountain-retreat feel of five private acres on a quiet local road.



## Assigned schools Location & distances

### SCHOOL ZONE INFORMATION

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|                                  |                 |
|----------------------------------|-----------------|
| <b>Bryan Road Elementary</b>     | <b>1.0 mi</b>   |
| <b>Elementary: Pre K to 5</b>    | <b>Distance</b> |
| <b>East Garner Middle School</b> | <b>3.2 mi</b>   |
| <b>Middle: 6 to 8</b>            | <b>Distance</b> |
| <b>South Garner High School</b>  | <b>0.3 mi</b>   |
| <b>High: 9 to 12</b>             | <b>Distance</b> |

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*[Confirm drive times to downtown Raleigh, White Oak Shopping Center, and nearby towns]*

## CONTACT & NEXT STEPS

### RICARDO COBOS

Broker in Charge · 8th Day Realty Group

*Your home. Our mission.*

919.822.9800 · Ricardo@8DayRealty.com

www.ricardocobos.8dayrealty.com

1418 Aversboro Rd, Suite 205, Garner, NC 27529

#### Schedule a Showing

Call or text: 919.822.9800

Email: Ricardo@8DayRealty.com

*[Confirm showing instructions / lockbox]*

#### Open House

Sunday, October 4 · 2–4pm

2329 Win Road, Garner, NC 27529

Property disclosures are included in this book following this page.

*Information is believed accurate but not guaranteed. Square footage, dimensions, zoning, and school assignments should be independently verified by buyers.*

# PROPERTY DISCLOSURES

2329 Win Road, Garner, NC 27529

The signed, completed disclosure forms below are inserted in this spiral-bound book immediately following this page. This page is a placeholder — insert each form before printing.

| Form                                                                            | Status                                                                                                                                         |
|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| NC Residential Property and Owner's Association Disclosure Statement (Form 140) | [Insert Ricardo's signed/completed copy here]                                                                                                  |
| Mineral and Oil and Gas Rights Mandatory Disclosure Statement (Form 141)        | [Insert signed/completed copy here]                                                                                                            |
| Lead-Based Paint Disclosure                                                     | Required — built in 1977, before the 1978 federal cutoff.<br>[Insert the signed federal Lead-Based Paint disclosure and NC Addendum 2A9T here] |

*Confirm with Ricardo whether any additional disclosures apply (e.g., septic system, vacant land, or other property-specific items) before finalizing this book.*